



CITY OF MORGAN HILL

**MORGAN HILL REDEVELOPMENT AGENCY
CITY COUNCIL**

COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

REDEVELOPMENT AGENCY

Dennis Kennedy, Chairperson
Greg Sellers, Vice-Chairperson
Hedy L. Chang, Agency Member
Cynthia J. Cook, Agency Member
Steve Tate, Agency Member

CITY COUNCIL

Dennis Kennedy, Mayor
Steve Tate, Mayor Pro Tempore
Hedy L. Chang, Council Member
Cynthia J. Cook, Council Member
Greg Sellers, Council Member

WEDNESDAY, SEPTEMBER 27, 2000

JOINT AGENDA

**REDEVELOPMENT AGENCY REGULAR MEETING
&
CITY COUNCIL SPECIAL MEETING**

7:00 P.M.

CALL TO ORDER

(Chairperson/Mayor Kennedy)

ROLL CALL ATTENDANCE

(Agency Secretary/City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(Agency Secretary/City Clerk Torrez)

PROCLAMATIONS

First Monday 2000

“Unite to End Gun Violence”

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.
(See notice attached to the end of this agenda.)

PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND PRESENT IT TO THE CITY CLERK.

(See notice attached to the end of this agenda.)

PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE CITY CLERK/AGENCY SECRETARY. THE CITY CLERK/AGENCY SECRETARY WILL FORWARD CORRESPONDENCE TO THE CITY COUNCIL/REDEVELOPMENT AGENCY.

Redevelopment Agency Action

CONSENT CALENDAR:

The Consent Calendar, Agenda Items #1 and #2 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Time

Estimate

Page

Consent Calendar: 1 - 10 Minutes

- | | |
|----|---|
| 1. | <u>AUGUST 2000 FINANCE AND INVESTMENT REPORT</u> 1
Recommended Action: <u>Accept and File</u> Report. |
| 2. | <u>REPLACEMENT HOUSING PLAN FOR THE CHURCH STREET HOUSING PROJECT</u> 11
Recommended Action: <u>Adopt</u> Resolution No. MHRA-224 Adopting the Replacement Housing Plan for the Church Street Housing Project. |

OTHER BUSINESS:

Time

Estimate

Page

- | | | |
|----|------------|--|
| 3. | 60 minutes | <u>LIBRARY SITE SELECTION STUDY</u> 21
Recommended Action:
1. <u>Accept</u> the Final Draft Site Selection Study ("the Study") Prepared by Frants Albert Associates, and
2. <u>Determine</u> the Redevelopment Agency's Priority Amongst the Top Three Sites Identified in the Study. |
|----|------------|--|

Redevelopment Agency/City Council Action

CONSENT CALENDAR:

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**Time
Estimate**

Page

Consent Calendar: 1 - 10 Minutes

4. **HOUSING TRUST OF SANTA CLARA COUNTY** 29
Recommended Action:
1. **Adopt** Resolution No. 5426 Making Findings of Benefit to Allow the Housing Trust of Santa Clara County to Use Agency Housing Funds on a City-wide Basis, and
2. **Adopt** Resolution No. MHRA - 225:
A. **Authorizing** a Contribution of \$100,000 to the Housing Trust of Santa Clara County and
B. **Authorizing** the Executive Director to Execute and Make Modifications as Needed to an Agreement with the Housing Trust of Santa Clara County.

PUBLIC HEARINGS:

**Time
Estimate**

Page

5. **10 minutes** **REDEVELOPMENT AGENCY INDEBTEDNESS POLICY** 41
Recommended Action: Request staff presentation.
Public Hearing opened.
Please limit your remarks to 3 minutes. Public Hearing closed.
Council/Agency discussion.
Action - **Motion to Approve** the Proposed Indebtedness Policy.
Action - **Motion to Adopt** Resolution No. 5427 and Resolution MHRA-226 Approving the Advance and Reimbursement Agreement between the City and Agency and Making Certain Findings.
Action - **Motion to Adopt** Resolution No. 5428 and Resolution MHRA - 227 Approving the Agreement for Advance and Reimbursement of Administrative and Overhead Expenses.

OPPORTUNITY FOR PUBLIC COMMENT

CLOSED SESSION:

	1.	
5 minutes	CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION	
	Legal Authority:	Government Code 54956.8 & 54956.9(c) (1 potential case)
	Real Property(ies) involved:	APN 728-31-007 & 008; 25.50 acres located on the southwesterly side of Road (St. Louise Hospital property)
	City Negotiators:	Agency Members; Executive Director; Interim Agency Counsel; and F. Gale Conner, special counsel
	Closed Session Topic:	Potential Litigation

RECONVENE:

CLOSED SESSION ANNOUNCEMENT:

FUTURE AGENCY-INITIATED AGENDA ITEMS:

This is an Opportunity for Members of the Redevelopment Agency to Request Items for Future Agendas.
Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT